

CARL MYERS



BESPOKE ESTATE AGENT



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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Sunday 19th January 2025



MONSON WAY, OUNDLE, PETERBOROUGH, PE8

Carl Myers Bespoke Estate Agent powered by eXp

Kettering

07867 528633/01536 903036

carl.myers@exp.uk.com

www.carlmyers.co.uk



Introduction

Our Comments

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Introducing "Be Better Informed" – A New Service from Carl Myers Bespoke Estate Agent

At Carl Myers Bespoke Estate Agent, we believe that as a buyer, you deserve to have all the property facts at your fingertips. That's why we've launched "Be Better Informed," our brand-new service designed to give you comprehensive property insights.

Explore our fully interactive property brochures, packed with all the essential information you need:

- ▣ Detailed property boundaries, plot sizes, and square footage.
- ▣ Nearby schools and their ratings.
- ▣ Proximity to the nearest bus stops and other transportation options.
- ▣ Broadband speeds, mobile phone coverage, and available satellite/TV services.

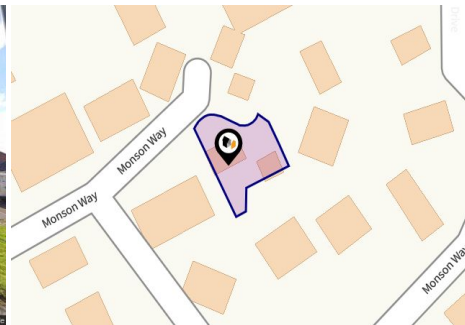
With "Be Better Informed," you can make confident, well-informed decisions about your next home. If there's any additional information you need and can't find in the brochure, please don't hesitate to reach out to us. Call us at 01536 903036, WhatsApp or text us at 07867 528633, or email us at carl@carlmyers.co.uk.

Property Overview

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,033 ft ² / 96 m ²		
Plot Area:	0.08 acres		
Year Built :	1996-2002		
Council Tax :	Band D		
Annual Estimate:	£2,191		
Title Number:	NN144921		

Local Area

Local Authority:	North northamptonshire
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	50 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)

Satellite/Fibre TV Availability:

Gallery Photos

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Gallery Photos

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Gallery Photos

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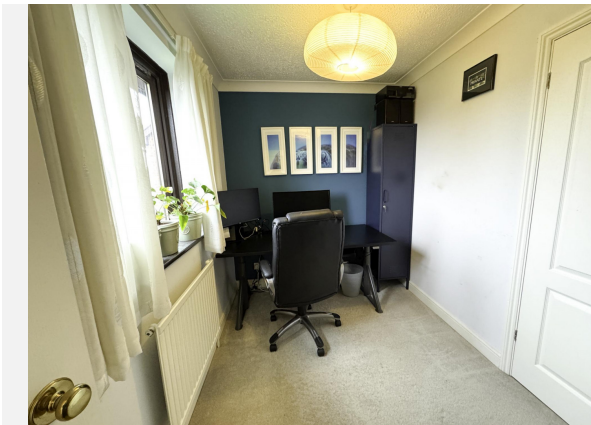


Gallery Photos

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Gallery Photos

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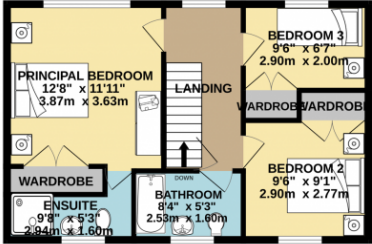


MONSON WAY, OUNDLE, PETERBOROUGH, PE8

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property EPC - Certificate

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Energy rating
Oundle, PE8

C

Valid until 03.04.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

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Additional EPC Data

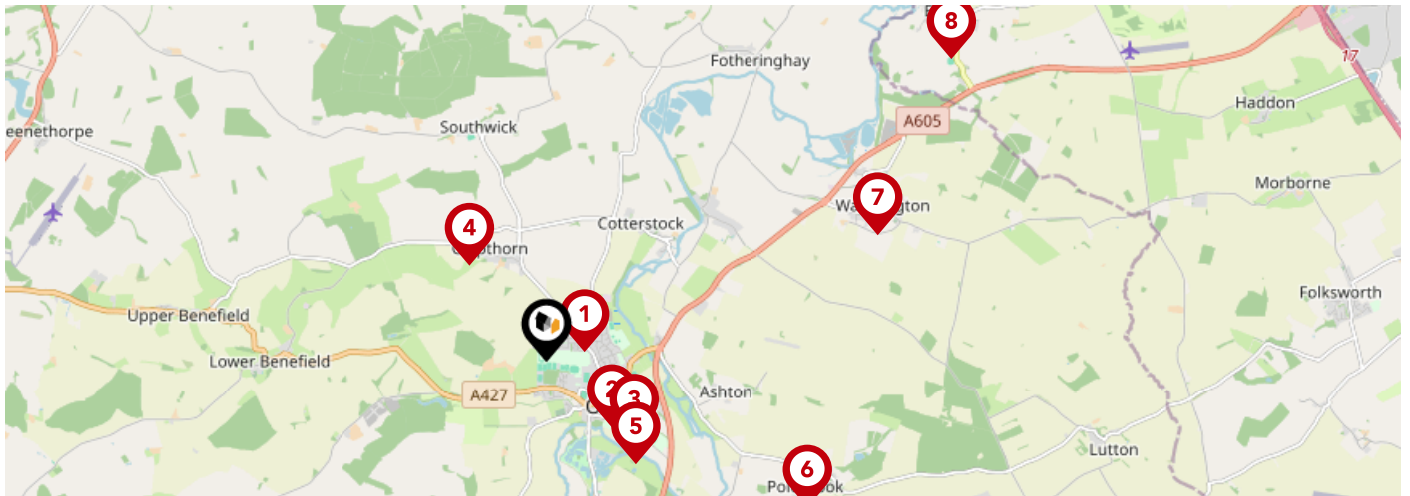
Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	96 m ²

Area Schools

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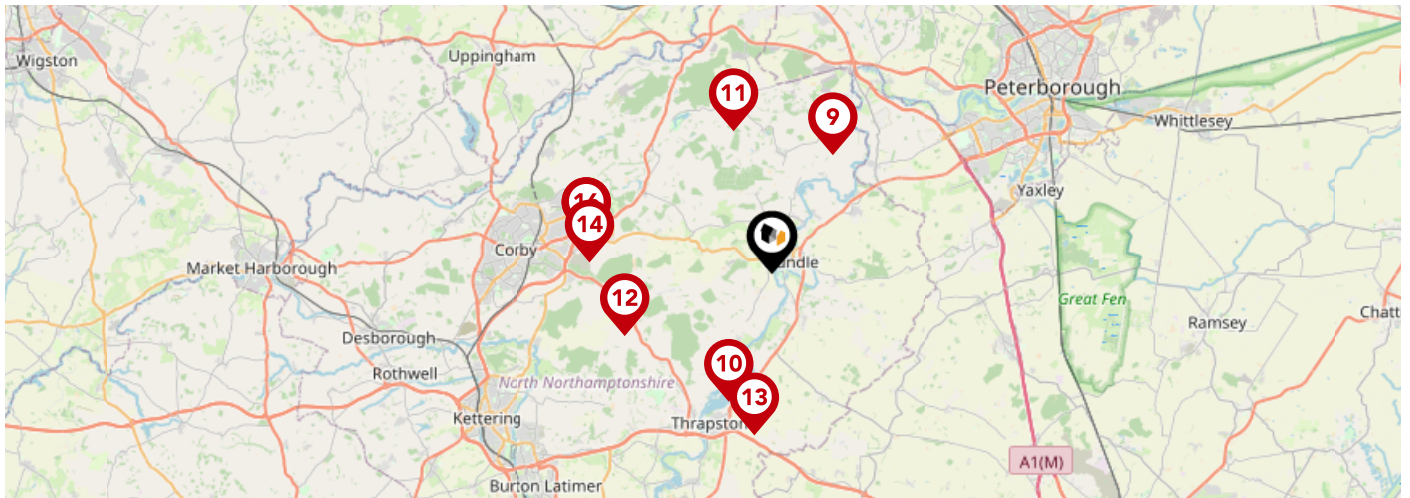
	Nursery	Primary	Secondary	College	Private
<p>1 Oundle Church of England Primary School Ofsted Rating: Good Pupils: 345 Distance:0.35</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Oundle School Ofsted Rating: Not Rated Pupils: 1121 Distance:0.84</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Laxton Junior School Ofsted Rating: Not Rated Pupils: 247 Distance:1.04</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Glapthorn Church of England Primary School Ofsted Rating: Good Pupils: 76 Distance:1.1</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Prince William School Ofsted Rating: Good Pupils: 1328 Distance:1.23</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Polebrook Church of England Primary School Ofsted Rating: Good Pupils: 80 Distance:2.7</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Warmington School Ofsted Rating: Good Pupils: 72 Distance:3.19</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 The Elton CofE Primary School of the Foundation of Frances and Jane Proby Ofsted Rating: Good Pupils: 137 Distance:4.56</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

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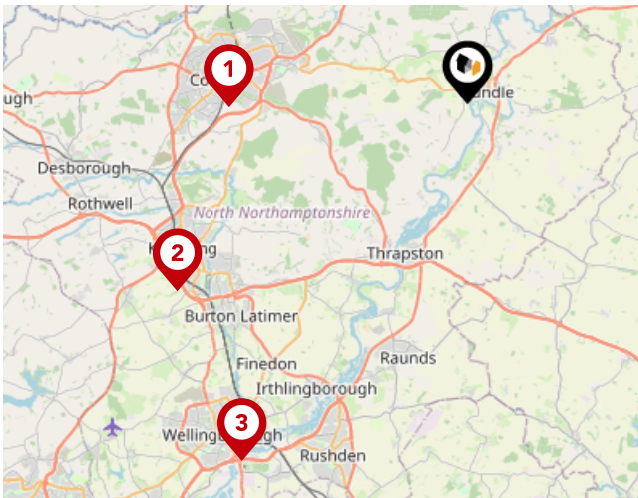
		Nursery	Primary	Secondary	College	Private
	Nassington Primary School Ofsted Rating: Good Pupils: 78 Distance:4.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Trinity Church of England Primary School Ofsted Rating: Good Pupils: 155 Distance:4.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kings Cliffe Endowed Primary School Ofsted Rating: Good Pupils: 222 Distance:5.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brigstock Latham's Church of England Primary School Ofsted Rating: Good Pupils: 88 Distance:5.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Titchmarsh Church of England Primary School Ofsted Rating: Good Pupils: 98 Distance:5.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Weldon Church of England Primary School Ofsted Rating: Good Pupils: 204 Distance:6.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Priors Hall - A Learning Community Ofsted Rating: Requires improvement Pupils: 470 Distance:6.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Corby Business Academy Ofsted Rating: Good Pupils: 1168 Distance:6.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)

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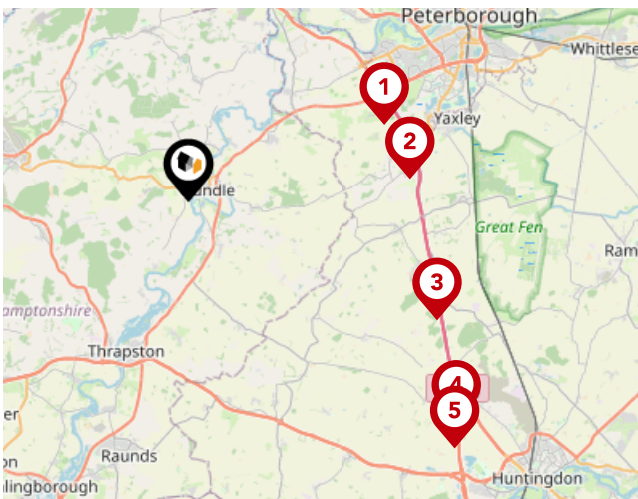


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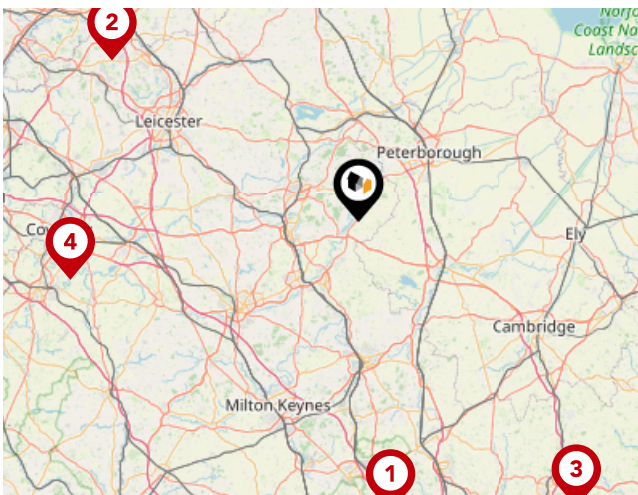
National Rail Stations

Pin	Name	Distance
1	Corby Rail Station	8.61 miles
2	Kettering Rail Station	12.45 miles
3	Wellingborough Rail Station	15.29 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J17	7.57 miles
2	A1(M) J16	8.02 miles
3	A1(M) J15	9.92 miles
4	A1(M) J14	12.52 miles
5	A1(M) J13	13.1 miles



Airports/Helipads

Pin	Name	Distance
1	Luton Airport	42.5 miles
2	East Mids Airport	42.42 miles
3	Stansted Airport	52.26 miles
4	Baginton	42.68 miles

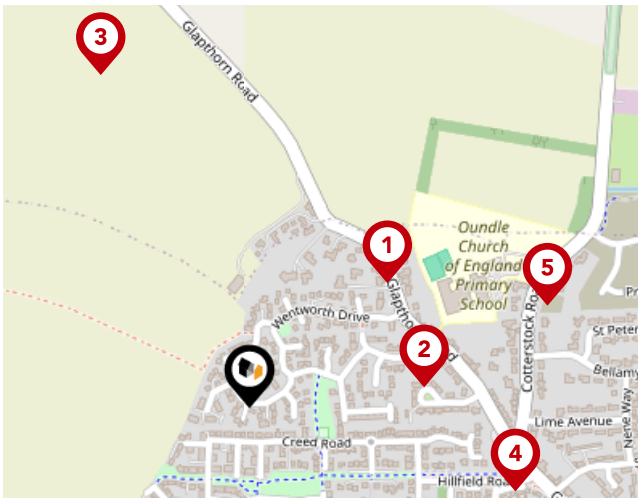
Area

Transport (Local)

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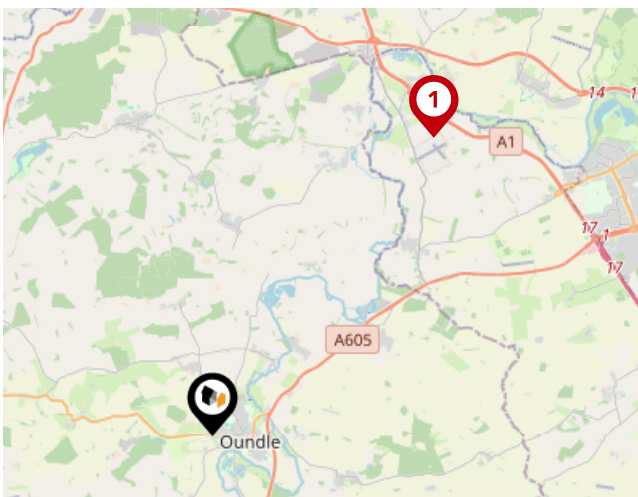


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Bus Stops/Stations

Pin	Name	Distance
1	Wentworth Drive	0.21 miles
2	Chestnut House	0.2 miles
3	Demand Responsive Area	0.41 miles
4	The George PH	0.31 miles
5	Middle School	0.35 miles



Local Connections

Pin	Name	Distance
1	Wansford (Nene Valley Railway)	6.68 miles

Market

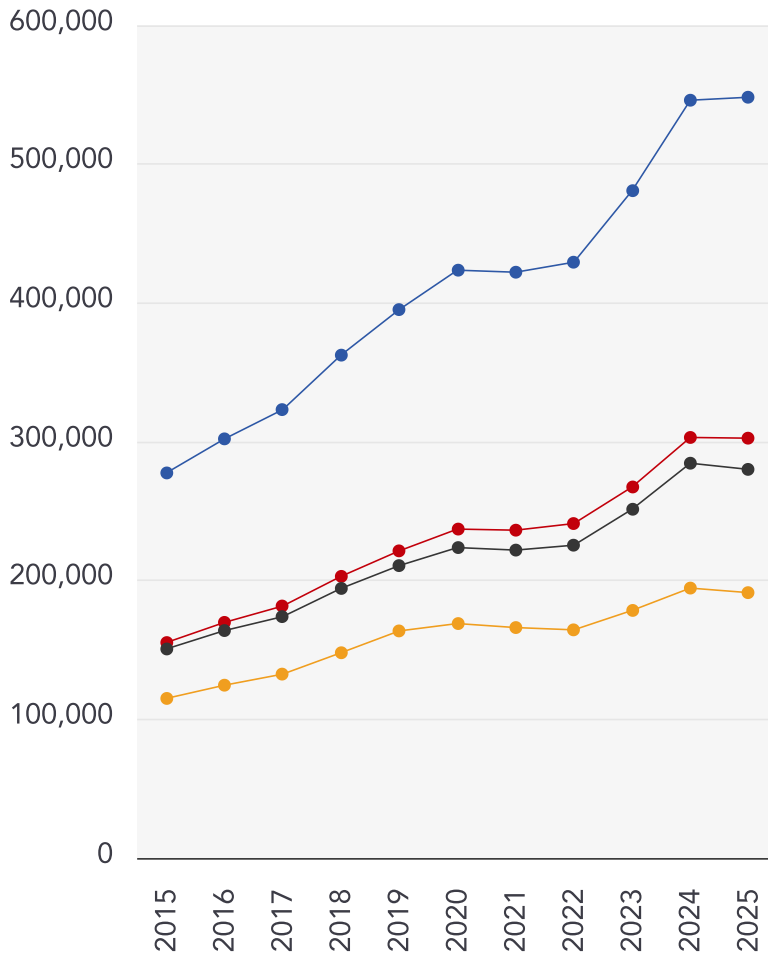
House Price Statistics

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10 Year History of Average House Prices by Property Type in PE8



Detached

+97.56%

Semi-Detached

+94.85%

Terraced

+85.89%

Flat

+66.27%

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Through our Estate Agent Productivity Suite and Rightmove and Zoopla subscriptions, buyers have access to all the latest listings including those from eXp UK network of estate agents. Buyers can search on the most relevant, local criteria that means the most to them including neighbourhoods, schools, parks, house size, rooms and price, all the details that are involved in selecting the home where you'll love to live.

Carl Myers Bespoke Estate Agent powered by eXp Testimonials



Testimonial 1



1. We have sold a number of properties using Carl Myers, We have never unhappy with the service we received. Carl Myers has been excellent . He fully talked us through the whole process and his manner as been both professional yet made us feel like we was his only vendors. His communication has been second to none , always coming back extremely quickly on telephone calls and e-mails often out of working hours. I would recommend him to anyone.

Testimonial 2



On this occasion, and because of the exceptional service I have received from Carl Myers I felt a review was needed. Carl has been there every step of the way giving me exceptional service and advice that has gone beyond my expectations. Carl is very knowledgeable and passes on information in a way that is very easy to understand and made whole process run very smoothly. I would highly recommend speaking to Carl.

Testimonial 3



I have sold 2 properties with Carl Myers, he was amazing. Especially with the hassle I had with the last property I sold. he managed to keep the buyer on side through a difficult time and grateful for all his hard work. he is a credit to the industry with impeccable customer service and hopefully we will work together on other properties I am selling in the future!!



/Carl Myers Bespoke Estate Agent



/carl_myers_bespoke

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We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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